



For Lease
Sports / Recreation Center
431 W Valley Forge Road
King of Prussia, PA

Keller Williams Realty
Commercial Real Estate
542 Lewis Rd
Limerick, PA 19468
Cell 610-551-5830

Location : Centrally located in Montgomery County PA.

Building Size : +/- 68,202 SF. On three levels

Current Zoning : R2 & R2A with recreational overlay



Description : Five Recreational Studios for lease to complement Health & Fitness Club and Sport Court business in desirable King of Prussia, PA. Suites range from 1,000SF to 3,200 SF. Potential recreational uses include Dance, Ballet, Karate, Wrestling, Boxing, Rock Climbing, Batting Cages & Golf. Studios also suitable for Meeting Rooms, Senior Citizen Center, Concession Stand, Banquet & Catering Hall. Accessory uses with Township conditions and approvals may include Chiropractor, Physical Therapy, Massage & Barber Shop. King of Prussia, PA has great demographics, home to one of the largest Malls in the United States and is at the crossroads of the Pennsylvania Turnpike and Schuylkill Expressway. The mall is less than a mile from this site. Bring your ideas.

Joe Leone

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Asking Price : \$6-10/SF/YR